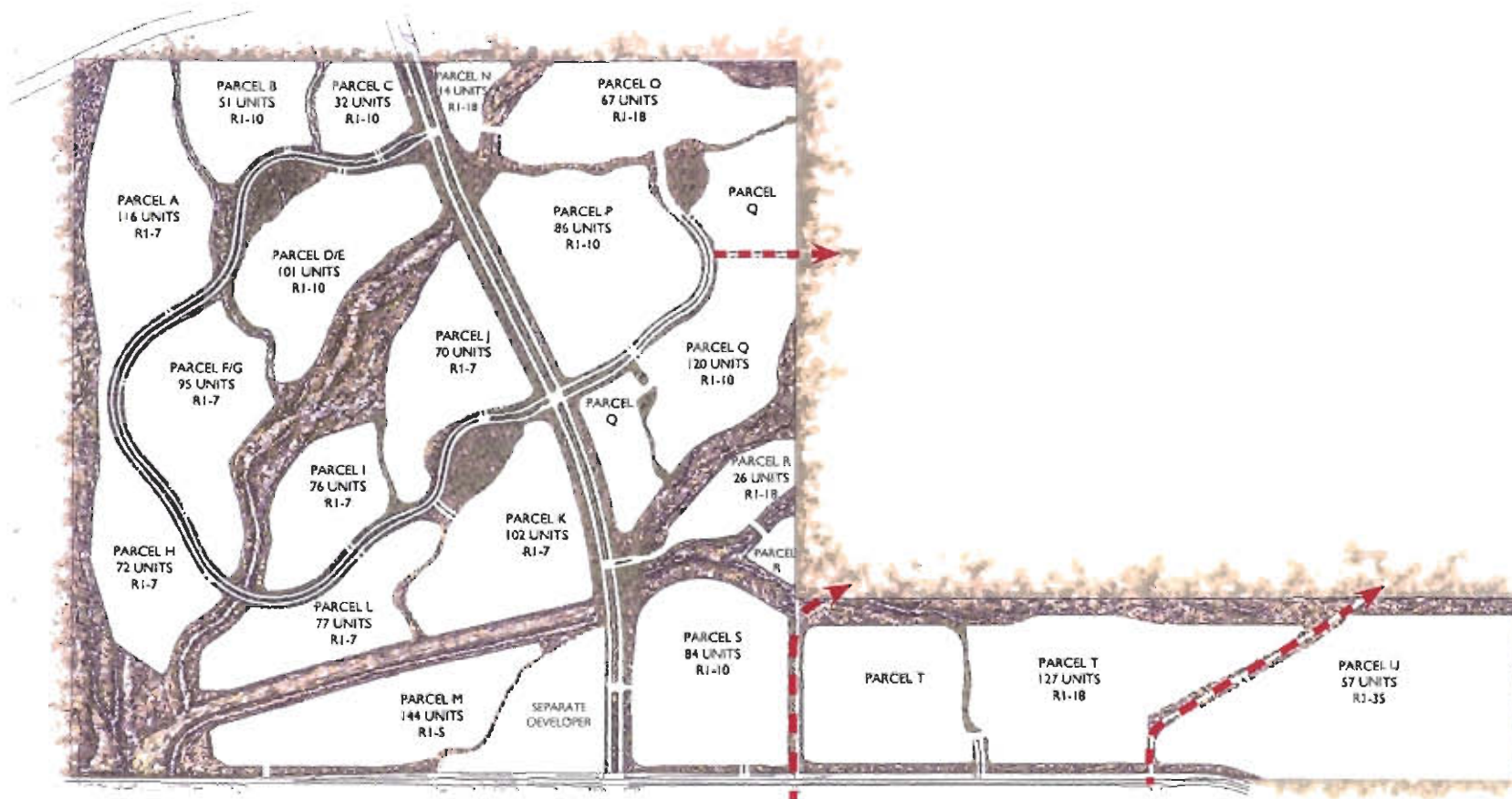
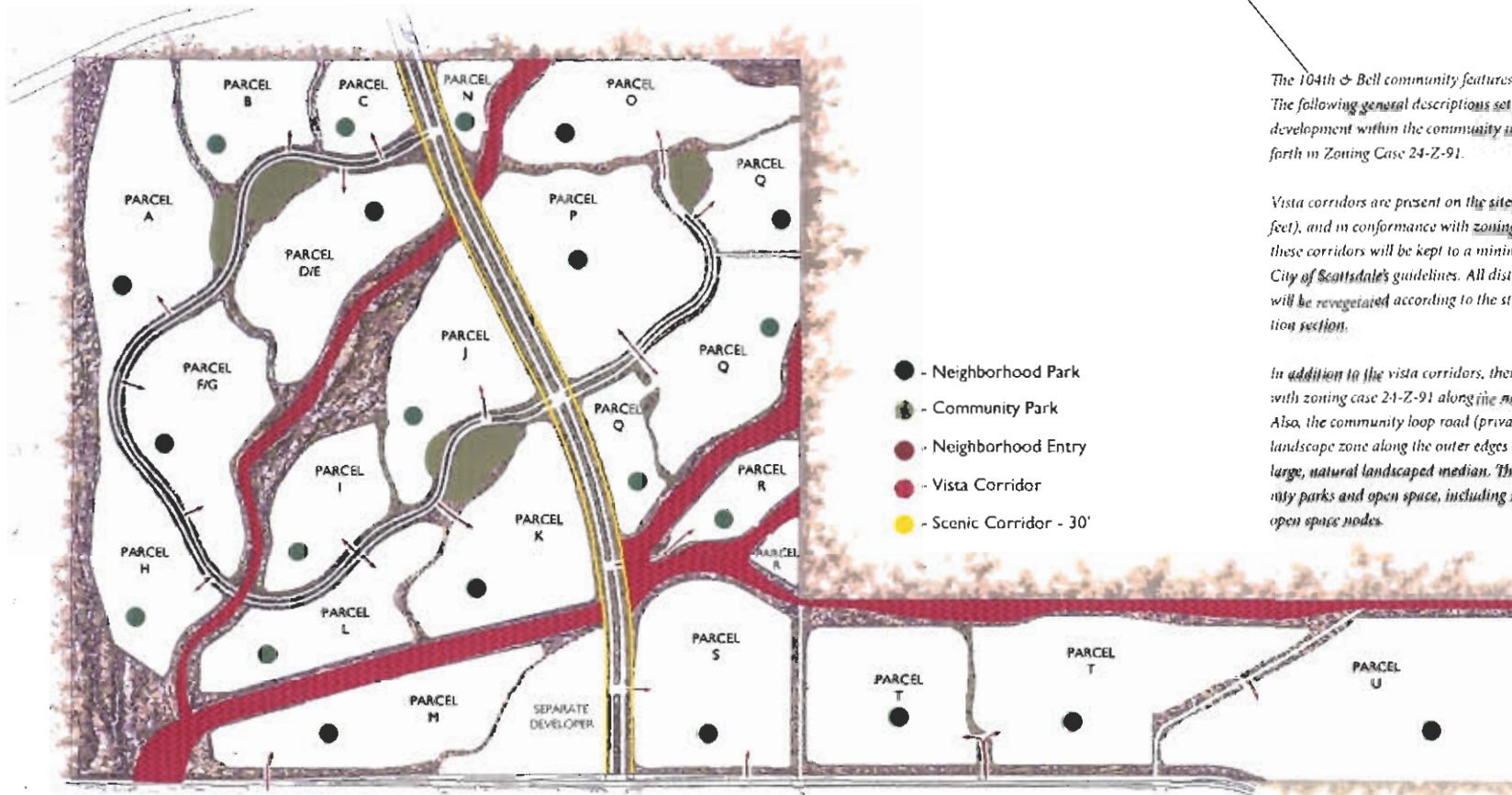


Land Use Master Plan



104th & Bell

Open Space Master Plan



The 104th & Bell community features a comprehensive open space program. The following general descriptions set forth the standards for open space development within the community in accordance with the stipulations set forth in Zoning Case 24-Z-91.

Vista corridors are present on the site (varying in width from 100 feet to 250 feet), and in conformance with zoning case 24-Z-91, disturbance within these corridors will be kept to a minimum and buffered as outlined in the City of Scottsdale's guidelines. All disturbed areas within the vista corridors will be revegetated according to the strict criteria described in the revegetation section.

In addition to the vista corridors, there is a scenic corridor, in conformance with zoning case 24-Z-91 along the new section of Thompson Peak Parkway. Also, the community loop road (private) will feature an extensive natural landscape zone along the outer edges of the roadway, in addition to the large, natural landscaped median. The community will also feature community parks and open space, including several small neighborhood parks and open space nodes.

Community Trails Master Plan



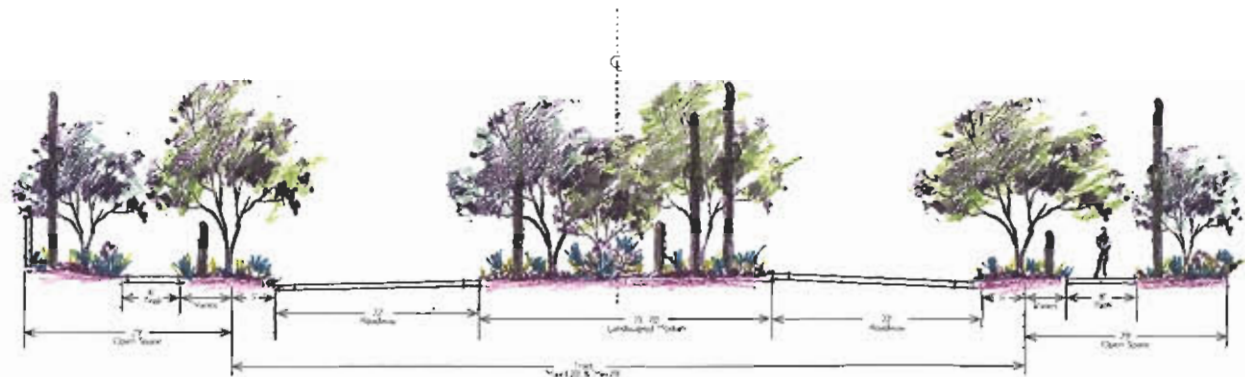
104th & Bell

Community Loop Road

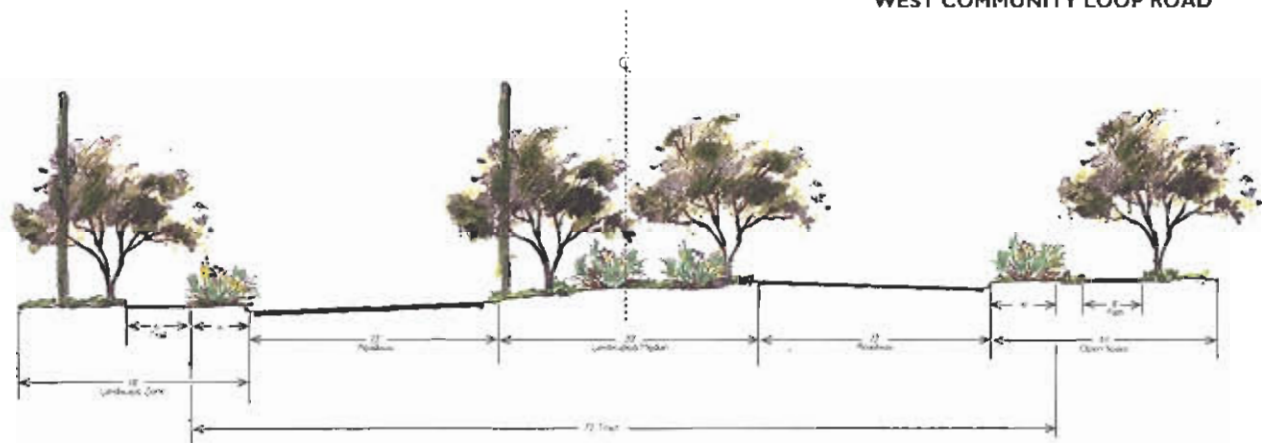
To the west of Thompson Peak Parkway, most of the individual neighborhoods are connected by an internal, private community loop road, that winds its way through the community. The community loop road will be a boulevard with a varying landscape median, constructed in accordance with the Circulation Master Plan. In addition, there will be a generous landscape zone on the outside of the roadway within the street corridor. The extra landscape zone and median width will add great scenic value to the community and make this road more sensitive to the natural environment.

The community loop road will feature a six (6) foot wide meandering trail on the inner side of the road, while the outer side will have an eight (8) foot wide meandering path. The loop road will be heavily landscaped to add scenic beauty and to further calm traffic speeds.

The community loop road also extends east of Thompson Peak Parkway. Because the east extension will have lower traffic volumes than the west, the community loop road cross-section has been reduced as per the Circulation Master Plan. The overall landscape character remains similar to the west side and will include a six (6) foot wide meandering trail on one side, and an eight (8) foot wide meandering path on the other. In addition, these zones will add great beauty and desert character to the community road and will create additional landscape value for the community.



WEST COMMUNITY LOOP ROAD



EAST COMMUNITY LOOP ROAD-LOOKING EAST

104th & Bell

Main Community Park

Within the 104th & Bell community, there will be neighborhood parks for residents to enjoy. The community will also feature two larger parks that only 104th & Bell residents will have access to. All parks will be readily accessible via the network of paths and trails throughout the community. These parks will feature active recreational spaces for people of all ages. The main community park contains a community building providing restrooms, a small kitchen, an office, and a large multi-purpose room. Some of the proposed active recreation elements are as follows...

Basketball	Picnic Area
Tennis	Special Events Lawn
Community Swimming Pool	Open Play Areas
Sand Volleyball	Passive Play Areas
Bocce	Soccer/Football
Children's Tot Lot	Frisbee Golf
Interactive Water Feature	Softball
Ramadas	BBQ Grills/Fire Pit

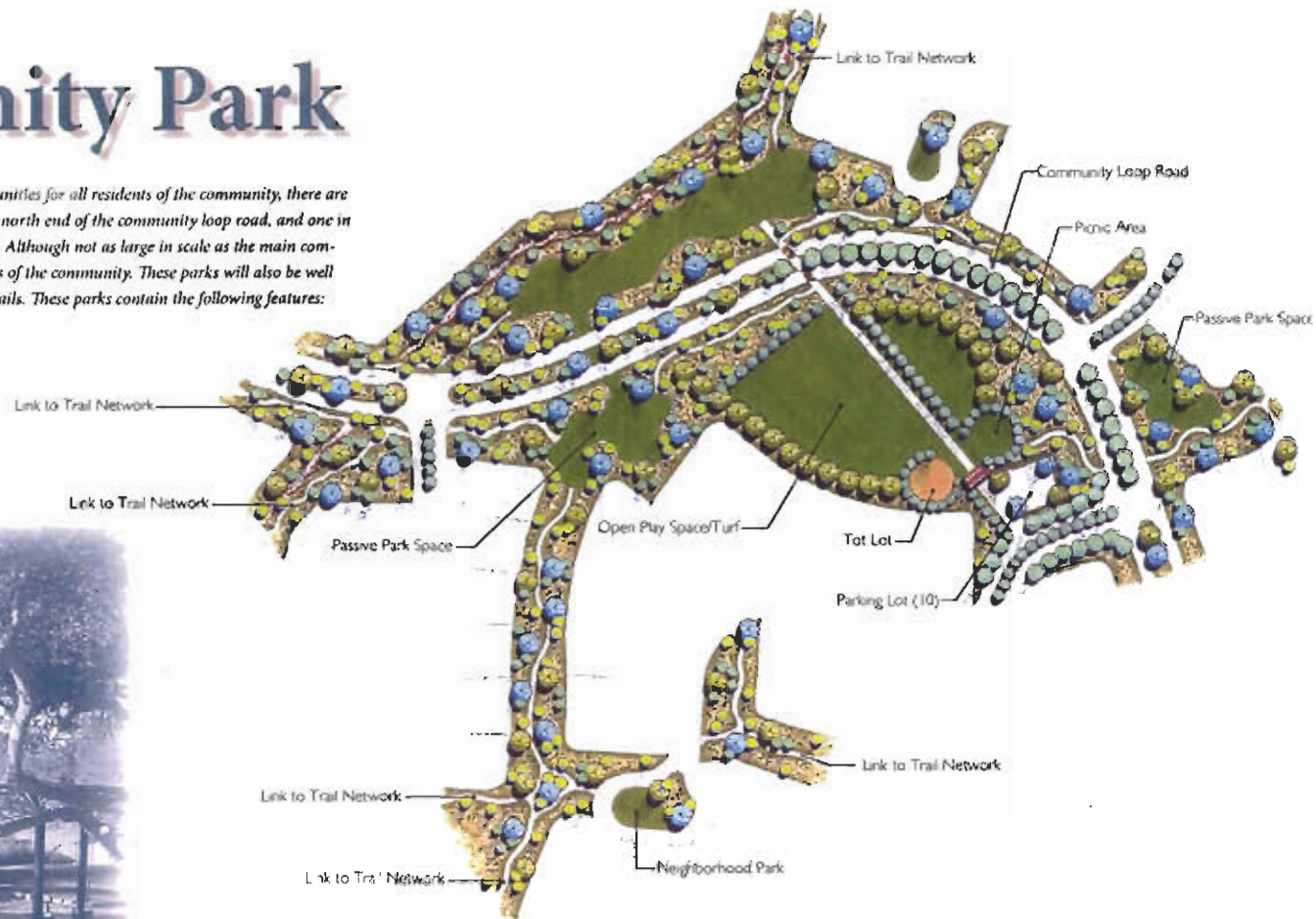
* Note: Lighting of athletic fields will be limited to tennis courts only.



Community Park

To provide convenient access to recreational opportunities for all residents of the community, there are two secondary private community parks: one at the north end of the community loop road, and one in the neighborhoods east of Thompson Peak Parkway. Although not as large in scale as the main community park, they will be designed as major features of the community. These parks will also be well connected to the network of pedestrian paths and trails. These parks contain the following features:

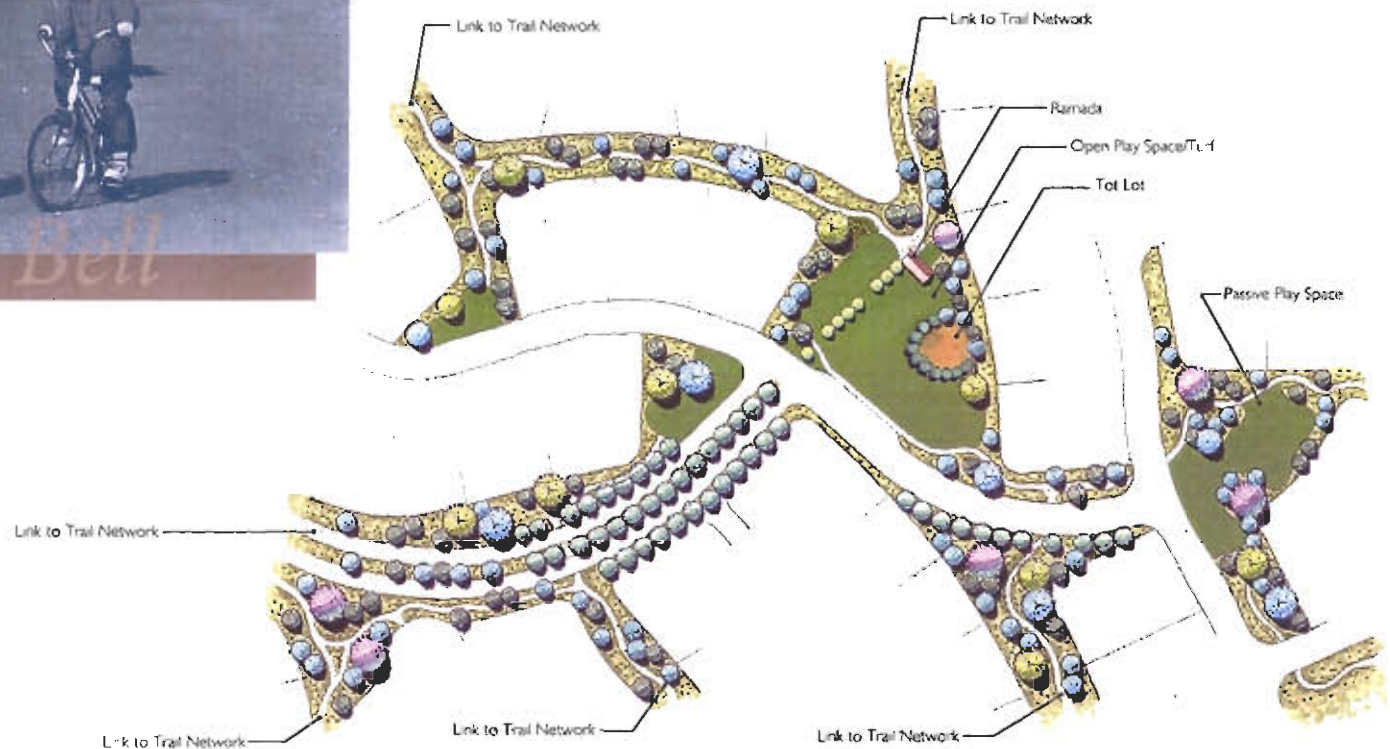
- Restrooms
- Ramada
- Small Children's Tot Lot
- Picnic Area
- Open Play Space



Community Park



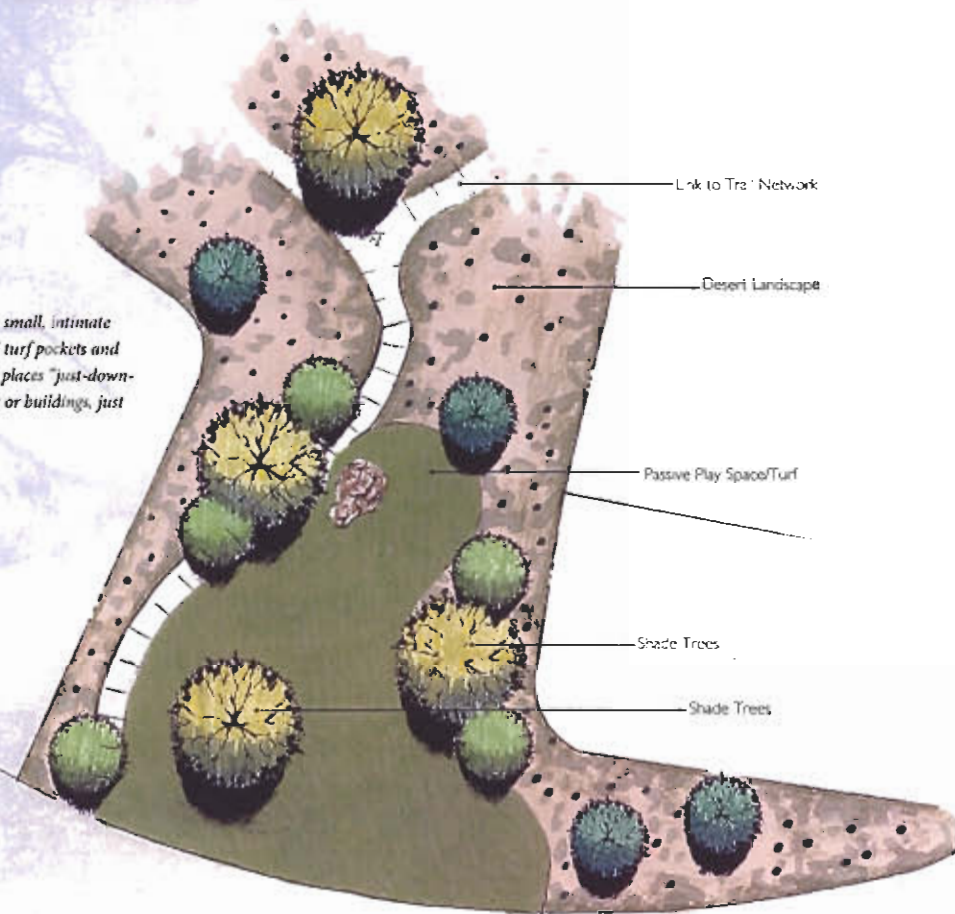
104th & Bell



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Neighborhood Parks

Within each neighborhood there will be open space that will lend itself to small, intimate neighborhood park opportunities. They will be comprised mostly of small turf pockets and trees to provide shade and scenic beauty. The neighborhood parks will be places "just-down-the-street" for residents to bring their families. There will be no structures or buildings, just small play areas.



104th & Bell

Community Entry



104th & Bell

Community Walls



CONCEPTUAL VIEW OF HOMES TO OPEN SPACE

104th & Bell

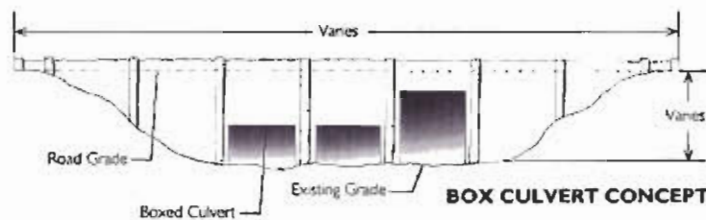
Wash Crossings

There are several locations within the 104th & Bell community where roads will cross significant washes/water courses. Thompson Peak Parkway will have two crossings. One of the crossings will feature a pedestrian underpass (grade separated crossing, in conformance with Zoning Case 24-Z-91). The western community loop road crosses the South Beardsley wash and a small number of crossings exist in other parts of the 104th & Bell community. These crossings/structures will serve as features of the 104th & Bell community and be designed within the same style and character as other architectural elements. Below are the three concepts that may be used when encountering these situations. The developer will determine which concept, or combination of concepts, will be implemented for each crossing.

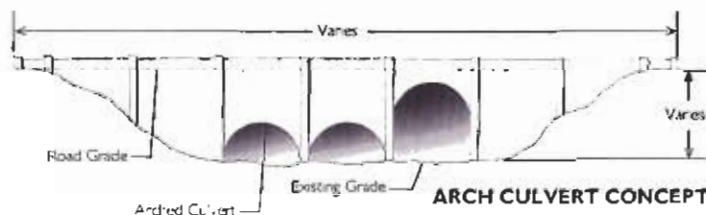
Headwalls: Headwalls and pipes (pipes will vary in size depending on flow requirements) will be used most often in small crossings. The sides of the headwalls will fit within the overall architectural theme, and blend in with the surrounding environment.

Box Culverts: For larger crossings (but not limited to) a series of box culverts may be used. These structures will be designed to minimize impacts to the existing washes and allow water to flow. These crossings will also be designed to fit within the overall architectural theme, and serve as a feature of the 104th & Bell community.

Arched Culverts: Arched culverts may be used as an alternative to box culverts or, in conjunction with box culverts. Arched culverts provide an alternative architectural look, which may add to the architectural character of the crossing, without compromising flow capabilities.



BOX CULVERT CONCEPT



ARCH CULVERT CONCEPT



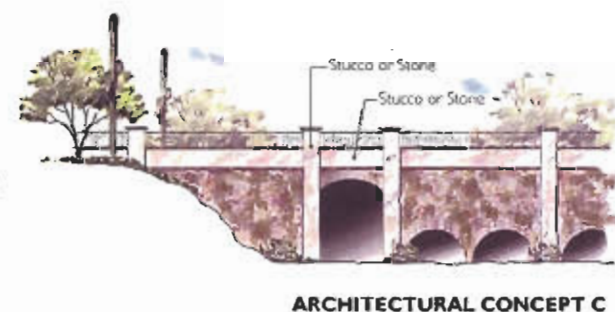
HEADWALL & PIPES CONCEPT



ARCHITECTURAL CONCEPT A



ARCHITECTURAL CONCEPT B



ARCHITECTURAL CONCEPT C

104th & Bell

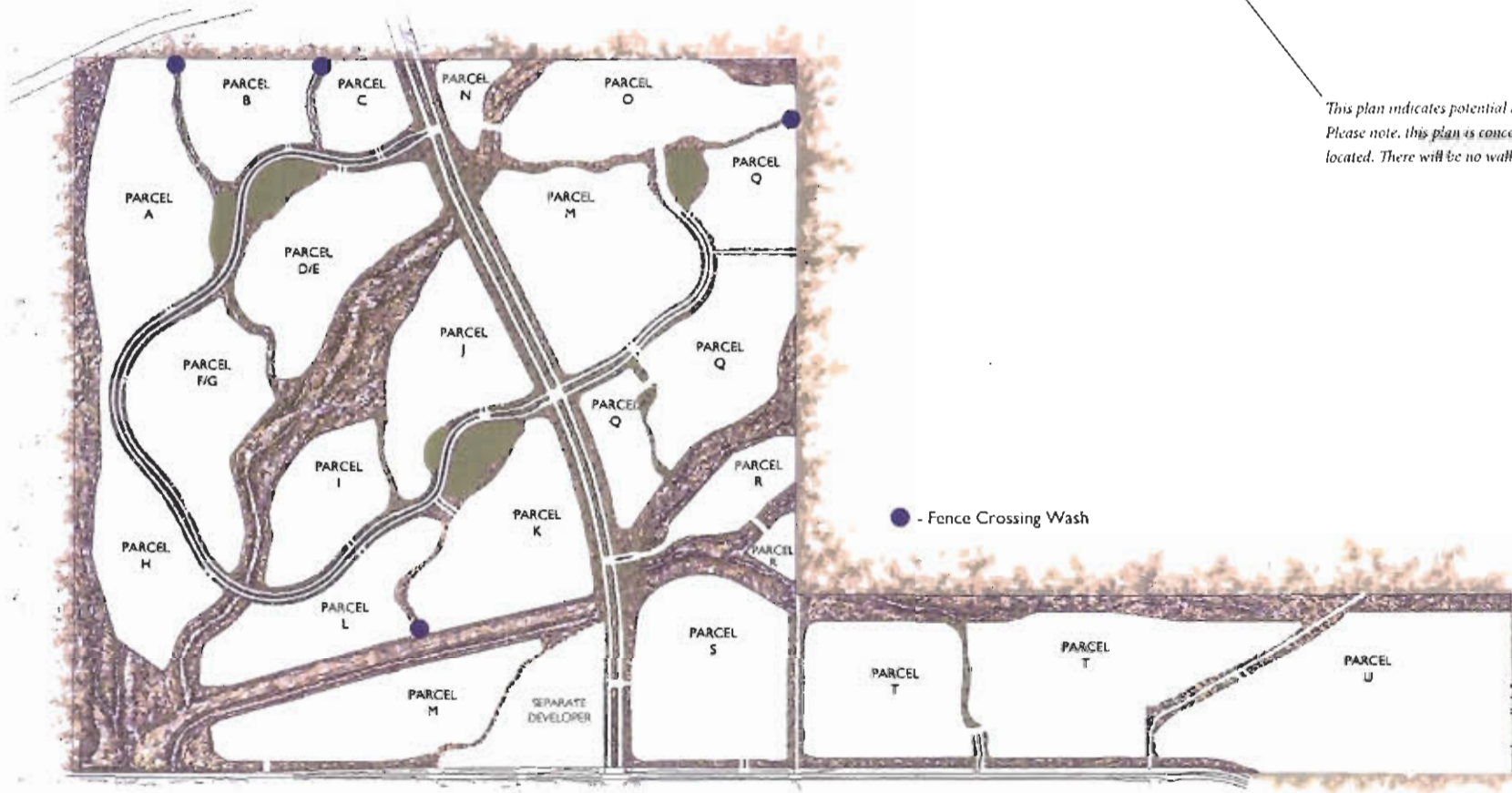
Wash Crossings



CONCEPTUAL VIEW OF THOMPSON PEAK PARKWAY BRIDGE CROSSING THOMPSON PEAK CHANNEL

104th & Bell

Wash Crossings



104th & Bell